

December 2005 Update

Sharon Steel Superfund Site Midvale City, Lake County, Utah (Review Date 3/31/04)

Highlights Since the 2004 5-Year Review

- Site deleted from the National Priorities List September 2004
- Site redevelopment begins with purchase of Operable Unit 1
- Thallium and antimony added to monitoring sampling plan 2004

Brief Site History: The 460 acre site is located 12 miles south of Salt Lake City, Utah, and is completely within the city limits of Midvale. It is believed that at least two early smelters were located on the Sharon Steel site prior to 1900, the Sheridan Hill and Galena smelters, and that their wastes were overlain with subsequent tailings waste. In 1902 the United States Mining Company began copper smelting operations and four years later they were acquired by the United States Smelting, Refining and Mining Company which continued milling and ore processing until 1971. Sharon Steel Company took ownership in 1981, receiving lead, copper and zinc ores and extracting the sulfide concentrates of these metals through various techniques including froth flotation. The company also operated as a custom mill, receiving ores from many places and extracting a variety of metals according to client specification. The wastes from these milling operations were disposed of in unconsolidated tailings piles on-site.

Cleanup Activities Completed:

- Fencing the site, stabilizing the banks of the Jordan River and spraying the tailings to control blowing dust in 1989.
- Removal of old mill building in 1992 and 1993.
- Capping tailings and reclaiming of surrounding areas in 1995.
- Installation of groundwater monitoring wells on the perimeter of site to ensure contaminated ground water was not migrating from the site in 1995.
- Removal of contaminated soil in more than 600 properties (mostly residential) and replacement with clean soil in 1998.

Current Status: Construction completion was achieved in May 1999 and the site was deleted from the NPL 9/24/04. Current Operation and Maintenance activities include monitoring groundwater and the cap. Site redevelopment began in 2004 with the purchase of OU1 by Jordan Bluffs, Inc. General redevelopment plans propose a mixed land use community.

Summary of Protectiveness: The remedy as implemented at OU1 and OU2 is functioning as intended by the decision documents and remains protective. Because the undeveloped OU1 portion of the site currently has no receptors exposed to the contamination, and the cap is currently functioning as designed, the remedy is currently protective. The property owner and the City of Midvale are working to determine which structures can be built upon the cap with no negative impact to the OU1 remedy.

Issues Impacting Protectiveness: A few issues that do not immediately impact the protectiveness of the remedy were noted. The following table summarizes the status of the follow-up actions addressing these issues.

**Five-Year Review Update Table
(Review Date 3/31/04)**

Issue	Recommendations/ Follow-up	Follow-up Actions (Status/Due Date)	Status of Follow- up Actions 12/05	Resp. Party
1) Jordan Valley Water Conservancy District is adding 5 drinking water wells. Modeling shows pumping should not affect plume movement.	JVWCD to monitor influent from its wells to determine if pumping is affecting contaminant groundwater plume.	The 5 additional wells will be operational late 2007. UDEQ to monitor once wells are operational, report annually.	The 5 additional wells will be operational late 2007. UDEQ to monitor once wells are operational, report annually.	UDEQ
2) Groundwater monitoring has consistently shown well MW-7A to be over its action level of 190 ppb As. EPA and UDEQ conclude location is responsible.	EPA and UDEQ evaluated this well in 2001 and determined pump and treatment of GW was not warranted. Well is consistent in its contaminant values.	Groundwater monitoring will continue to be performed and conditions at well MW-7A evaluated each year.	Groundwater monitoring will continue to be performed and conditions at well MW-7A evaluated each year.	UDEQ
3) OU2 contamination remains in place under hard surfaces because the Remedial Action did not remove it.	In 1998 Midvale City agreed to monitor one residential property where contaminant values exceeded 4,000 ppm lead.	The 1998 ESD does not require protective measures for remaining contamination.	No action needed.	Midvale City
4) The wetland gates are not currently in use and have become overgrown with vegetation and sediment.	The property owner, Jordan Bluffs, Inc., has agreed to maintain the wetlands environment.	The wetland system is operating as intended.	The wetland system is operating as intended.	Property Owner

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5) OU1 site redevelopment to occur following findings of what the cap can support while maintaining the remedy's integrity.	Property owner to conduct geotechnical studies. City engineers to approve final design for redevelopment.	Ongoing. The SMP can be evaluated during the next 5-Year Review to see how it is working.	Ongoing. The SMP can be evaluated during the next 5-Year Review to see how it is working.	Property Owner, City of Midvale
6) An Operation, Maintenance and Monitoring Manual for OU1 was written and implemented during the last five-year period.	OM&M Manual to be modified as needed to reflect the changing roles and responsibilities of tasks during and after redevelopment.	UDEQ to modify the OM&M Manual in 2005 as needed. Distribution list members to receive modifications.	UDEQ to modify the OM&M Manual in June 2006 as needed. Distribution list members to receive modifications.	UDEQ
7) Changes to chemical-specific ARARs have occurred that could potentially affect the remedy for OU1.	1) Re-evaluate arsenic action leveling in light of new MCL standards effective 1/26/06. 2) New arsenic standard of 150 ug/L for aquatic wildlife will not require change to current action level of 190 ug/L for the remedy to remain effective.	1) UDEQ and EPA will evaluate if modification is warranted. 2) Thallium and antimony can be added to sampling plan with 2004 monitoring. 3) Modification of current action level for arsenic in surface water not needed unless concentrations rise significantly.	1) UDEQ and EPA will evaluate if modification is warranted. 2) Thallium and antimony were added to the sampling plan with 2004 monitoring. 3) Modification of current action level for arsenic in surface water not needed.	EPA and UDEQ